Operational Waste Management Plan

Executive Summary of Site Wide Waste Management Proposals

1.1 Introduction

The management of solid waste is an important element to consider as buildings are designed. Planning for future operational waste management ensures that a building will be able to operate efficiently and sustainably while minimising the impacts on the designed requirements building performance and site users. Good waste management will be essential ensure safe operational practice throughout the development.

The waste management strategy must ensure that the Facilities Management (FM) teams that operate throughout the project masterplan can collect, store, recycle, re-use and dispose of waste quickly and efficiently and in a discreet manner in line with Tottenham Hotspur Football Clubs (THFC) Waste Management Policy, regional and local policy, as well as the waste hierarchy as shown in **Figure 1.**

Figure 1: The Waste Hierarchy

01 Minimise the amount of waste produced and avoid producing waste in the first instance

02 Re-use items as many times as possible

03 Recycle what you can once you have re-used it and it is no longer able to be used or is no longer needed

04 Turn waste materials into a new product where possible i.e. the generation of waste from energy

05 Dispose of what is unable to be recovered in a responsible way

Three separate Operational Waste Management Strategies (OWMS) have been produced for the THFC development, these are summarised below;

- Stadium also covering the public square, THFC Experience and North East Building;
- Hotel; and
- Residential

A detailed study of the THFC Experience and North East Building has not been undertaken, however the anticipated waste generation from these developments have been accounted for within the stadium strategy and subsequently the planning of management infrastructure and procedures. Detailed studies could not be undertaken das due to the recent addition of these to the scheme. The Extreme Sports Centre is outside the scope of the appointed waste consultant.

The key drivers for each project are detailed in full within the respective OWMS.

1.2 Summary of Operational Waste Management Proposals

1.2.1 Stadium

BuroHappold undertaken work to establish an anticipated waste generation rate for the stadium, THFC Experience, UTC and public square. The findings of this set out that a total of 27,808kg per year (equivalent to 1,446 tonnes per year) will be generated through the operation of the stadium.

Section 3 of the OWMS outlines how waste will be managed within the stadium. On top of some wider start of pipe solutions to reduce waste, by better controlling good inward the stadium has been designed to better collect, store and process recyclables and waste To summarise, a central waste store has been located in the basement of the stadium. All waste at higher levels will be stored in intermediate waste rooms during match play, these are located throughout the stands and function areas at all levels. Waste collection in concourse areas, the bowl, hospitality areas and so forth will take place at appropriate times dependant on the function and using an appropriate method. Once the stadium is emptied all waste will be transported via the lifts to the central waste store from which it will be collected by the external contractor.

In line with the waste hierarchy, waste will be segregated into the waste streams outlined in **Figure 2**. The restrictions imposed on fans with bringing food and other items into the ground will provide significant opportunity to maximise recycling rates.

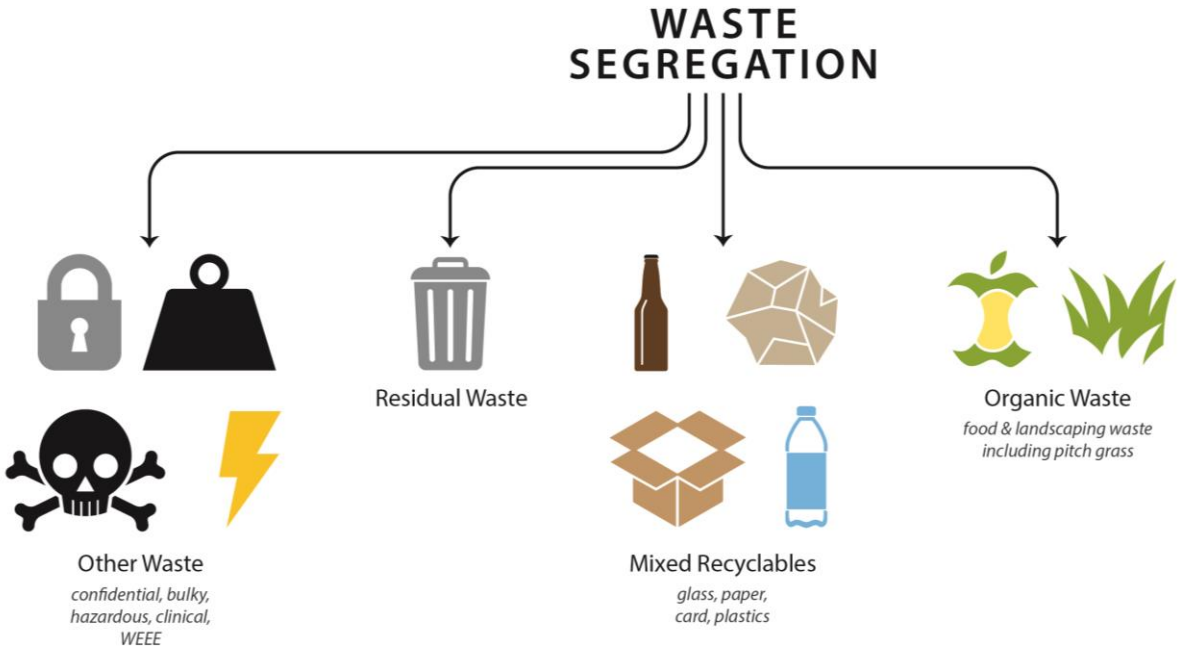

Figure 2: Segregation of Waste and Recyclables with the Stadium

Proposals for the central waste store include the specification of a minimum of three balers, an elevated mini-MRF and potentially a glass crusher. A method of treating food waste on site has also been accommodated.

In the public square a series of three stream litter bins will be provided, it is forecast that these will be serviced once a week with additional collections on match days.

Waste will be collected from the northern end of the waste and recycling area in the loading area within the service yard. Each waste stream will be collected on a specific day or at set times depending on the match and event schedule.

1.2.2 Hotel

Waste generation for the hotel has been estimated at 4,756 kg per week (or 247 tonnes per year). The waste storage area which located in the back of house area on the ground floor has been sized accordingly to enable this to house the necessary amount of bins based on a collection frequency of three times a week. Waste will be segregated into the streams outlined in **Figure 3**.

Figure 3: Segregation of Waste and Recyclables with the Hotel

A dedicated waste and recycling store will be located on the ground floor of the hotel. The FM teams will be responsible for collecting waste from the guest rooms and serviced apartments and this will be directly transferred to the waste and recycling store, via the lifts or the stairs within the building, and segregating their waste before placing it into the appropriate receptacle. The FM team to manually move waste by hand out to the laybys either directly outside the hotel entrance on Park Road or to the waste collection bay further up Park Lane which is being created to service Tower D of the THFC Southern Residential development. Both collection points are within 25m of waste and recycling store.

1.2.3 Residential

Outline waste generation calculations estimate that approximately 83,000 litres per week from the four residential towers. This is equivalent to approximately 16,500 tonnes of waste per week. Each of the residential towers contains a dedicated waste and recycling room and a smaller bulky waste room on the ground floor of the buildings. Residents will be responsible for transferring their waste from their property to the ground floor, via the lifts or stairs within the building and segregating their waste and placing it into the appropriate receptacle. Waste will be segregated into the following streams;

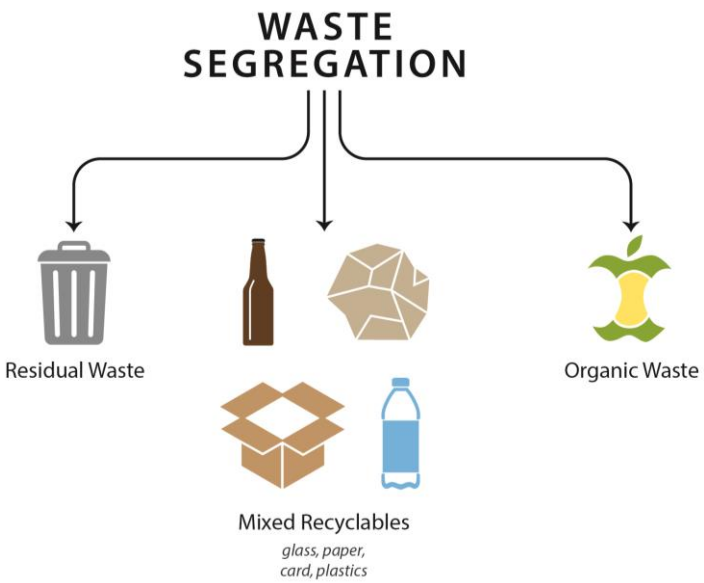

Figure 4: Segregation of Waste and Recyclables in the Southern Residential Development

Twice weekly collection of waste has been agreed by the LBH Council. There is access from the waste rooms to external serving bays on Park Lane and Worcester Avenue where waste collection vehicles will be able to pull up outside the towers and collect the residential waste. A holding area in Tower A has been created so that the FM team can transport Waste from Tower C to this to avoid the need for Council waste collection team to access the internal core of the building.